

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
Regular Meeting, February 20, 2004  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, California 92123  
Hearing Room - 9:00 a.m.**

**ROLL CALL**

**ADMINISTRATIVE**

For further information regarding this agenda, please call (858) 694-3816.

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents. Note: The aforementioned does not apply to materials that are presented at the meeting as a part of a visual presentation.

**1. Director's Report to the Commission**

Items to be discussed include:

- Briefing on actions of the Board of Supervisors
- Planning and Environmental Review Board/Action Sheet Report (J. Vokac)
- Finances and Budget
- GP 2020 Meeting Schedule

**CONSENT AGENDA**

**2. Public Request to be Heard**

Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda.

**3. Approval of Minutes: February 6, 2004**

**CONTINUED ITEMS****4. Appeal of Minor Use Permit ZAP 02-046, Sprint PCS, San Dieguito Community Planning Area (Continued from the hearing of February 6, 2004) (Bunнемeyer)**

This is an appeal filed by the Rancho Santa Fe Association of the Zoning Administrator's October 7, 2003 approval of Minor Use Permit ZAP 02-046 for a wireless telecommunication facility. The application is for a Minor Use Permit to authorize the location and use of an unmanned wireless telecommunications facility and associated equipment cabinets. The proposed facility which is a "co-location project" will be situated within the County right-of-way on El Camino del Norte. The facility will consist of mounting two antennas and one GPS antenna to a replacement 44-foot tall SDG&E utility pole on the north side of El Camino del Norte. The power distribution cabinet will be situated above ground on a concrete pad 5 feet to the northwest of the replaced utility pole and surrounded by landscaping. The underground equipment vault will be situated 8 feet back from the edge of pavement on the south side of El Camino del Norte.

**GPAs/REZONES****5. Diamante Tentative Map/Certificate of Compliance and Zone Reclassification, TMC 03-0075RPL<sup>1</sup> and R03-003, Bonsall Community Plan Area (Raya)**

This is a request for a Zone Reclassification and a Tentative Map/Certificate of Compliance for a condominium conversion. The Tentative Map/Certificate of Compliance proposes to convert 42 existing apartments into a 42-unit condominium complex. The Zone Reclassification proposes a change in the Setback Designator from "K," which requires a 10 foot interior side yard and a 25 foot rear yard setback, to "Q" which will permit a 5 foot interior side yard and a 15 foot rear yard setback. The subject property measures 3.01 acres in size and is in the Country Town (CT) Regional Category and the (8) Residential Land Use Designation of the General Plan. The site is zoned RU15, Urban Residential Use Regulation and is located at 31916 through 31918 Del Cielo Este.

**6. Fallbrook Old Stage Tentative Map/Certificate of Compliance and Zone Reclassification, TMC 03-0058RPL<sup>1</sup> and R03-008, Fallbrook Community Plan Area (Raya)**

This is a request for a Zone Reclassification and a Tentative Map/Certificate of Compliance for a condominium conversion. The Tentative Map/Certificate of Compliance proposes to convert 20 existing apartments into a 20-unit condominium complex. The Zone Reclassification proposes to change the

Setback Designator from "K" to "J" which will result in the reduction of interior side yard from 10 feet to 5 feet from property line. The subject property measures .66 acres in size and is in the Country Town (CT) Regional Category and the (9) Residential Land Use Designation of the General Plan. The site is zoned RU29, Urban Residential Use Regulation and is located at 1255 Old Stage Road within the Fallbrook Community Plan Area.

**7. An Ordinance Changing the Zoning Classification of Certain Property R03-016, Spring Valley Community Plan Area (Forsythe)**

This is a request for a Zone Reclassification of an .80-acre parcel with an existing office building. The parcel is located at 123 Worthington Street in the Spring Valley Community Plan Area. The existing building has sixteen 860 square foot suites. The parcel was zoned C36 in 1984 when the building was constructed. The parcel is currently zoned C32 Convenience Commercial and the applicants are requesting that it be rezoned to C31 Residential/Office Professional. The parcel has a (12) Neighborhood Commercial Land Use Designation

**APPEALS**

**8. Sprint PCS, Minor Use Permit ZAP 03-084, Valle de Oro Community Plan Area (Bunnemeyer)**

This is an appeal filed by the Valle de Oro Community Planning Group of the Zoning Administrator's December 16, 2003 approval of Minor Use Permit ZAP 03-084 for a wireless telecommunication facility. The application is for a Minor Use Permit in accordance with Section 1355, 2184.b, and 7358 of the Zoning Ordinance to authorize the location and use of an unmanned wireless telecommunications facility located within the County right-of-way on Edgewood Drive in the Valle de Oro Community Planning Area. The proposed project is a request to attach two omni antennas and one GPS antenna to a 10-foot wide cross arm on a new 34-foot tall SDG&E support pole that will replace the existing 29-foot SDG&E support pole. The replaced pole will be located on the northwest side of Edgewood Drive, 34 feet from centerline of the street. The concrete equipment pad, which will accommodate 2 cabinets will be located across the street, 5 feet back from the travel way and approximately 53 feet to the southeast of the replaced pole. The subject area is zoned RR (Rural Residential) with the General Plan Designation (3) Residential and allows a Minor Impact Utilities use with approval of a Minor Use Permit pursuant to Section 2184.b of the Zoning Ordinance.

9. **Sprint PCS, Minor Use Permit ZAP 03-085, Valle de Oro Community Plan Area (Bunnemeyer)**

This is an appeal filed by the Valle de Oro Community Planning Group of the Zoning Administrator's December 16, 2003 approval of Minor Use Permit ZAP 03-085 for a wireless telecommunication facility. The application is a request for a Minor Use Permit in accordance with Section 1355, 2184.b, and 7358 of the Zoning Ordinance to authorize the location and use of an unmanned wireless telecommunications facility located within the Public right-of-way of Conrad Drive. The proposed project is a request to attach two omni antennas and one GPS antenna to an existing 43-foot tall SDG&E utility pole. The existing pole is located on the north side of Conrad Drive and the underground equipment vault will be placed across the street on the south side of Conrad Drive and surrounded by landscaping. The area is zoned RR (Rural Residential) with the General Plan Designation (3) Residential.

**REGULATORY PROJECTS**

10. **Changing Options Group Care Facility Major Use Permit, P03-086, Ramona Community Plan Area (Sibbet)**

The request is for a Major Use Permit to operate a group care facility to provide a treatment and residential program for up to 14 adults. The 0.92-acre property is developed with a 4,035 square foot house with a pool, garden, patio, parking, and extensive landscaping. The house has provided care for 6 residents since 1986 and now the applicant proposes a total of 14 residents. Eight more bedrooms will be added on the south side of the house, which will add 2,323 square feet. The site is zoned RS7, Residential Use Regulation, which requires a Major Use Permit to operate a group care facility (7 or more residents) pursuant to Section 2105a of the Zoning Ordinance. The property is within the San Diego County General Plan Designation of (6) Residential and located at 500 Third Street in the Ramona Community Planning Area.

**DISCUSSION/ACTION ITEMS**

11. **San Diego Archaeological Center Presentation (Stankowski)**

Ms. Stankowski will provide an introduction to the San Diego Archaeological Center and the need for curation to be a part of the mitigation process.

**ADMINISTRATIVE**

12. Report on actions of Planning Commission's Subcommittees.

13. Designation of member to represent Commission at Board of Supervisors.
14. Discussion of correspondence received by Planning Commission.

**DEPARTMENT REPORT**

15. Scheduled Meetings.

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**DEPARTMENT REPORT**

**15. Scheduled Meetings**

March 5, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 19, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 2, 2004	<u>Planning Commission Meeting; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 30, 2004	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 14, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 28, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 11, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 25, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 9, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
July 23, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 6, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
August 20, 2004	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

**This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".**

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**ADJOURNMENT**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits, Reclamation Plans, Coastal Use Permit Cases, Site Plans required by Specific Plans, Plan Amendment Authorizations-----	Within 10 calendar days after Planning Commission action
Specific Plans, Specific Plan Amendments, Road Matters, Rezones, Agricultural Preserves, Plan Implementation Hearings, General Plan Amendment Hearings-----	No appeal necessary since staff will automatically transmit case to Board of Supervisors.
Administrative Appeals, Variances, Minor Use Permits-----	No appeal possible to Board of Supervisors; Planning Commission action is final.